

# \$477,750 - 411, 81 Midtown Boulevard Sw, Airdrie

MLS® #A2207511

**\$477,750**

4 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.00 Acres

Midtown, Airdrie, Alberta

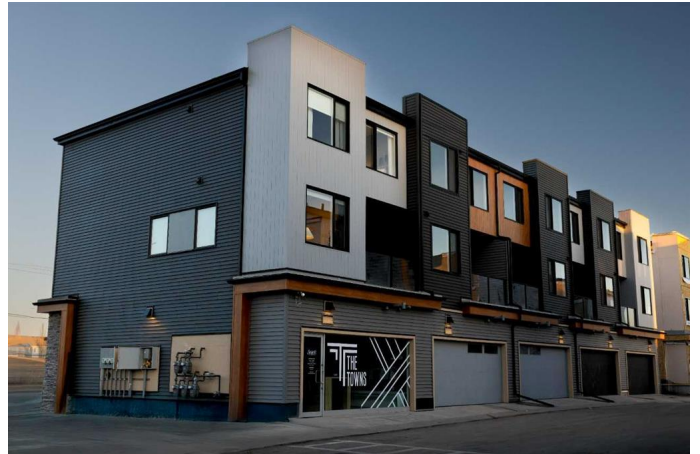
Immediate Possession – New Construction Townhome Welcome to The Towns on 8th Street by Shane Multi-Family where contemporary design meets exceptional value.

This brand-new, move-in-ready townhome offers 1,645 sq. ft. of thoughtfully designed living space, featuring 4 spacious bedrooms, 2.5 bathrooms, and a rough-in for an additional half bath. Unit has water meters. With a 2-car garage and open-concept layout, this home delivers the comfort and functionality of a single-family home, perfect for entertaining guests, relaxing with family, or creating lasting memories. From its stylish finishes to its smart, family-friendly design, this home offers unbeatable space and value in a vibrant, connected community. Don't miss your chance to own a modern, spacious home at an incredible price—ready for immediate possession. Please note: Photos are representative of a similar unit and may include renderings for illustrative purposes only.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2207511  |
| Price      | \$477,750 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,642         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 411, 81 Midtown Boulevard Sw |
| Subdivision | Midtown                      |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B3C6                       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | Rough-In                                                                                   |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Partially Finished                                                                   |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Lighting, Rain Gutters            |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 29              |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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